



over the past 10 years for neighbouring properties with aging septic tank and field disposal systems.

A Capital Charge of \$2,483 is payable when a property is being brought into the community sewer service area pursuant to *Northern Community Sewer Local Service Area Capital Charge Bylaw No. 1331, 2003*.

## **ALTERNATIVES**

1. Adopt the bylaws to include the subject property into the Pacific Shores and Northern Community Sewer Local Service Areas.
2. Do not adopt the bylaws, and provide alternate direction to staff.

## **FINANCIAL IMPLICATIONS**

There will be no financial implications to the RDN. All costs associated with connection to the community sewer would be at the expense of the applicant. The owner has paid the required Capital Charge in the amount of \$2,483 as contribution towards the French Creek Pollution Control Centre. Annual cost recovery for sewer service is done through parcel taxes.

If the application for sewer servicing is not approved, the owner would need to explore options for on-site sewage treatment and disposal. The initial Capital Charge paid by the property owner would be refunded.

## **DEVELOPMENT IMPLICATIONS**

The subject property is located in a “Rural Residential” area outside of the Urban Containment Boundary as described in the *Regional Growth Strategy Bylaw No. 1309 (2003)*. The Regional Growth Strategy supports the provision of community sewer and water services to land outside the Growth Containment Boundary as long as they do not support additional development, consistent with official community plans. Section 5.8, Policy No. 7 of the *Nanose Bay Official Community Plan (Bylaw No. 1400, 2005)* states that, “The inclusion of properties into the local community sewer service area may be considered by the RDN Board when there is evidence that an existing sewage disposal system has failed, an ensuing health problem is evident and/or there is no alternative means of resolving the disposal problem through on-site measures, including pump and haul, to address environmental or health concerns.”

In keeping with the intent of the Regional Growth Strategy, the provision of community water and/or sewer service is not intended to allow uses of the property beyond what is currently supported in *Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500*. The subject property is zoned Residential RS1-F with a minimum parcel size of 1 hectare (10,000 m<sup>2</sup>). At approximately 4400 m<sup>2</sup> in size (1.09 acres), the subject property would not be able to subdivide even with community water and sewer services. The presence of the adjacent community sewer main excludes the property from Pump & Haul service eligibility.

## **STRATEGIC PLAN IMPLICATIONS**

Environmental Stewardship - Protect and enhance the natural environment, including land, water, and air quality for future generations.



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- R. Alexander, General Manager, RCU
- P. Carlyle, Chief Administrative Officer

Attachments:

1. Figure 1 - Location Plan
2. Bylaw No. 889.74 – A Bylaw to Amend the Northern Community Sewer Service
3. Bylaw No. 1021.13 – A Bylaw to Amend the Pacific Shores Sewer Service

Figure 1 - Location Plan

